

**TRANSFER
TAX
PAID**

Doc # 2008007732
Book 9689 Page 0315

WARRANTY DEED

39-114

MARY L. PION (formerly known as Mary L. Magda), whose mailing address is PO Box 100, N. Vassalboro, Maine 04962 for consideration paid, GRANTS to **BARD RICHARDSON**, whose mailing address is PO Box 1111, Lewiston, Maine 04243, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon, situated in the City of ~~Waterville~~, County of Kennebec and State of Maine, bounded as follows:

PARCEL 1:

Beginning at an iron pin in the northerly line of Bushey Lane, which pin is 19.5 feet more or less, westerly of the southwest corner of land now or formerly of Arthur Matthieu, measured on said Bushey Lane; thence northerly 46.7 feet to an iron pin 1.25 feet westerly of the southwest corner of the brick foundation of the house situated on the lot hereby conveyed; thence northerly, deflecting slightly to the right, and in a line parallel with the said foundation 28.15 feet to an iron pin in the northerly line of the homestead lot now or formerly of Abraham Drouin; thence easterly about 24.6 feet to the easterly line of said homestead lot; thence southerly along the westerly line of land of said Arthur Matthieu to the northerly line of Bushey Lane about 74.5 feet to the southwest corner of said Matthieu land; thence westerly along the northerly line of said Bushey Lane about 19.5 feet to the point of beginning.

Also a right of way on foot and with teams and vehicles over a strip of land nine feet in width lying next westerly of the two above mentioned lines which are 46.7 feet and 28.15 feet in length respectively, and extending from Bushey Lane to the northerly line of the premises hereby conveyed.

Wherever any eaves of roof projections occur, they are to remain as they now exist.

PARCEL II:

Beginning at an iron pin set in the northerly line of Bushey Lane, which pin is nineteen and one-half (19.5) feet, more or less, westerly from the southwest corner of land now or formerly of Arthur Matthieu, measured on said line of Bushey Lane; thence running northerly forty-six and seven tenths (46.7) feet, more or less, to an iron pin one and twenty-five one hundredths (1.25) feet, more or less, westerly of the southwest corner of the brick foundation of the house on the certain lot of land conveyed to Phillip Drouin by deed of Abraham Drouin, dated May 8, 1923, recorded in the Kennebec Registry of Deeds, Book 606, Page 504; thence northerly, deflecting slightly to the right and running parallel with said brick foundation, a distance of twenty-eight and fifteen one hundredths (28.15) feet, more or less, to an iron pin in the northerly line of the homestead lot of said Abraham Drouin, which line is the southerly line of land now or formerly of Mrs. Daniel

2) D. H. H. H.

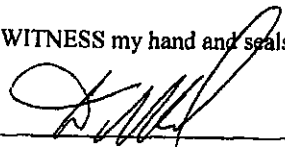
LaChance; thence westerly thirty-seven and four tenths (37.4) feet, more or less, along said northerly line of said Drouin homestead lot to Carey Lane; thence southerly along said Carey Lane seventy-four (74) feet, more or less, to the northerly line of Bushey Lane; thence easterly along the northerly line of Bushey Lane forty-two and five tenths (42.5) feet, more or less, to the point of beginning.

Excepting and reserving to the City of Waterville, its successors and assigns, an easement to run with the land to access and utilize the northerly twenty-eight (28) feet of the parcel for the purpose of plowing and storage of snow. No improvements may be made upon this easement which would, in any event, impede the right of way of the City of Waterville, including, but not limited to, paving or other improvements.

Excepting and reserving to the City of Waterville, its successors and assigns, an easement to run with the land fifteen feet (15) from the center line of any road abutting this parcel for the purposes of plowing and storage of snow. No improvements may be made upon this easement which would in any way, impede the right of way of the City of Waterville, including, but not limited to, the planting of trees, shrubs, other plantings, fences or buildings.

Being the same premises as described in a from Roger Vienneau Personal Representative of the Estate of Jeannette Vienneau to Robert J. Magda and Mary L. Magda dated March 26, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7339, Page 109. Reference is made to an Abstract of Divorce dated October 16, 2007 and recorded in Book 9533, Page 281.

WITNESS my hand and seals this 4 day of April 2008.



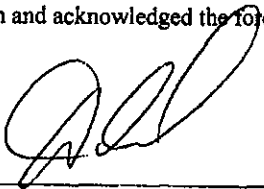
Mary L. Pion
Mary L. Pion

STATE OF MAINE
COUNTY OF KENNEBEC

April 4, 2008

Then personally appeared the above named Mary L. Pion and acknowledged the foregoing instrument to be her free act and deed.

Before me,



DANIEL J. DUBORD
Notary Public, State of Maine

Notary Public - Attorney At Law

Comm. Expires 12-16-2012 / Typed Name:
Commission Expires:

Received Kennebec SS.
6/4/07/2008 8:15AM
Pages 2 itests:
KENEBC JUSTICE-HARTNEY
REGISTER OF DEEDS